



United States Department of Agriculture
Rural Development



Direct Developments – Single Family Housing Direct Loan Program

August 4, 2014

Funding Update

\$11 Million Available in Direct Home Loan Program

USDA Rural Development in Iowa currently has **\$11 million** available through its Direct Home Loan Program. This funding will remain on a first come, first served basis through September 30, 2014.

Loan benefits include:

- No down payment
- 33 year loan
- Fixed interest rate
- Payment assistance for eligible applicants

USDA Rural Development Now Accepting Refinance Applications

USDA Rural Development is now temporarily accepting applications to refinance home loans in rural Iowa.

Potential applicants are encouraged to contact USDA Rural Development no later than September 1 to allow for adequate processing time prior to the end of the federal government's current fiscal year on September 30, 2014.

All inquiries, pre-qualifications and applications for the USDA Rural Development's Direct Home Loan Program can be directed to:

Email: DirectIA@ia.usda.gov
Central phone: (515) 284-4444
Central fax: (855) 415-3562
Mailing address: USDA Rural Development
210 Walnut Street, Room 873
Des Moines, Iowa 50309

Program Changes and Updates

Changes to Maximum Mortgage Limits

Maximum mortgage limits for USDA Rural Development's Direct Home Loan Program have recently changed.

Mortgage limits are established for each county in Iowa. The mortgage limits range from \$165,000 to \$195,000 depending on the county in which you are located.

Please click on

http://www.rurdev.usda.gov/SupportDocuments/IA_hp_Maximum_Mortgage_Limits.pdf for the current maximum mortgage limit for your county.

Property Inspections by USDA Rural Development Staff Not Required

Property inspections conducted by USDA Rural Development staff are not required.

Professional inspectors hired by the applicant are the best way to protect the buyer.

Before an appraisal is ordered, a property inspection must be completed by a member of one of the following professional associations:

- American Society of Home Inspectors (ASHI) - <http://www.ashi.org>
- National Association of Certified Home Inspectors (NACHI) - <http://www.nachi.org/IA>
- National Association of Home Inspectors (NAHI) - <http://www.nahi.org/home-inspector-search/>

Application Tips

Pre-Qualification Helps Determine an Applicant's Program Eligibility

Applicants are encouraged to contact USDA Rural Development staff early in their home-buying process to discuss pre-qualification. This is a quick evaluation of their eligibility for a Direct Home Loan.

Iowa's Direct Home Loan Program Team

Centralized Program Delivery for Direct Housing Loan in Iowa

Earlier this summer USDA Rural Development established a centralized program delivery for Direct Housing loans in Iowa to provide consistent, timely and courteous service.

The following staff are responsible for direct loan processing in the state of Iowa:

Name	Title	Email
Shannon Chase	Housing Program Director	shannon.chase@ia.usda.gov
Mary Beth Juergens	State SFH Specialist (Direct Coordinator)	mary.juergens@ia.usda.gov
Jessica Bass	Direct Housing Specialist	jessica.bass@ia.usda.gov
Abbey Lukehart	Direct Housing Specialist	abbey.lukehart@ia.usda.gov
Desirae Willms	Direct Housing Specialist	desirae.willms@ia.usda.gov
*Whitney Baragary	Rural Housing Specialist	whitney.baragary@ia.usda.gov
Bruce Buldhaupt	Direct Housing Technician	bruce.buldhaupt@ia.usda.gov
Jill Divelbess	Rural Housing Technician	jill.divelbess@ia.usda.gov
Chase Uhlman	Direct Housing Technician	chase.uhlman@ia.usda.gov

* Works with Spanish-speaking households

Contact USDA Rural Development Today

Contact USDA Rural Development's Direct Home Loan Program staff today.

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Thank you for your interest in USDA Rural Development and we look forward to serving the housing needs of rural Iowans in new and effective ways!

Please send an email to DirectIA@ia.usda.gov to be removed from our mailing list or if you have any questions about the Direct Home Loan Program.



[Contact Us](#)
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